



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-9
AGENDA DATE: Thu 05/12/2005
PAGE: 1 of 1

SUBJECT: C14-04-0020 - Austin Ridge Phase I - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8509 FM 969 (Walnut Creek/Colorado River Watersheds) from family residence (SF-3) district zoning to neighborhood commercial (LR) district zoning. Zoning and Platting Commission Recommendation: To grant neighborhood commercial-conditional overlay (LR-CO) combining district zoning for Tract One and general office-conditional overlay (GO-CO) combining district zoning for Tract Two. Applicant: PB Austin Ridge, L.L.C. & MF Austin Ridge, L.L.C. (Peter Barlin). Agent: Longaro & Clarke, L.P. (Joseph Longaro). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0020

Z.P.C. DATE: April 5, 2005

ADDRESS: 8509 FM 969

OWNER: PB Austin Ridge, L.L.C. &
MF Austin Ridge, L.L.C.
(Peter Barlin)

AGENT: Longaro & Clarke, L.P.
(Joseph Longaro)

ZONING FROM: SF-3

TO: LR

TRACT 1: 5.143 acres

TRACT 2: 20.095 acres

TOTAL AREA: 25.238 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning for Tract One and general office – conditional overlay (GO-CO) combining district zoning for Tract Two. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing trip generation.

ZONING & PLATTING COMMISSION RECOMMENDATION:

April 5, 2005: *APPROVED STAFF'S RECOMMENDATION FOR LR-CO DISTRICT ZONING (TRACT ONE); GO-CO DISTRICT ZONING (TRACT TWO); BY CONSENT.*

[J.M; J.G 2ND] (9-0)

ISSUES:

The applicant is in agreement with the recommendation of the Zoning and Platting Commission. The applicant intends to pursue a planned unit development for the entire Travis State School property in the future.

DEPARTMENT COMMENTS:

The subject rezoning area comprises a portion of the old Travis State School property, has access to FM 969 and is designated family residence (SF-3) district zoning. The remainder of Travis State School is served by private driveways and surrounds the rezoning area to the west, south and southeast (zoned SF-3). Directly east along the south side of FM 969, there is a manufactured home park, a construction sales and services business, and five single family residences (DR; CS-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

In the near-term, the applicant is seeking to convert some of the existing buildings to a child advocacy center and provide lease space to the City for Austin Police Department for offices and facilities. Commercial uses are also envisioned in the future, to be situated along FM 969. The applicant is in agreement with Staff to rezone the property in two tracts: a rectangular area adjacent to FM 969 is proposed for neighborhood commercial (LR) zoning (Tract One). Commercial zoning is appropriate along FM 969 and in proximity to its intersection with Decker Lane, both arterial roadways. The remainder of the rezoning area, which will contain the child advocacy center and Austin Police Department space is proposed for general office (GO) zoning. Office zoning and development is appropriate for the remainder of the tract which is presently served by private driveways.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Portion of the Travis State School property -- developed with vacant institutional buildings
<i>North</i>	SF-2; GR; I-RR; DR; SF-4A-CO	Undeveloped; Cemetery; Plant nursery; Two vacant commercial buildings; Two manufactured homes; TXDoT offices and maintenance yard
<i>South</i>	SF-3	Travis State School property -- generally undeveloped
<i>East</i>	DR; SF-3; CS-CO	Warehouse; Manufactured home park; Construction sales and services business; a portion of Travis State School, institutional buildings and used for educational purposes
<i>West</i>	SF-3	Travis State School property

AREA STUDY: N / A**TIA:** Is not required**WATERSHED:** Walnut Creek / Colorado River**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

511 - Austin Neighborhoods Council

SCHOOLS:

The subject property is within the Manor Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0033	SF-3 to SF-4A; GR	To Grant SF-4A-CO; GR-CO	Approved SF-4A-CO for Tract One; GR-CO for Tract Two, with CO for 2,000 trip limit; prohibited uses; and prohibit drive-in services as an accessory use to a commercial use on Tract Two (5-17-04).
C14-98-0112	DR to CS	To Grant CS-CO with construction sales and services being the only permitted CS use.	Approved CS-CO with CO for 2,000 trips; list of prohibited uses; 25' vegetative buffer along the south property line (11-19-98).

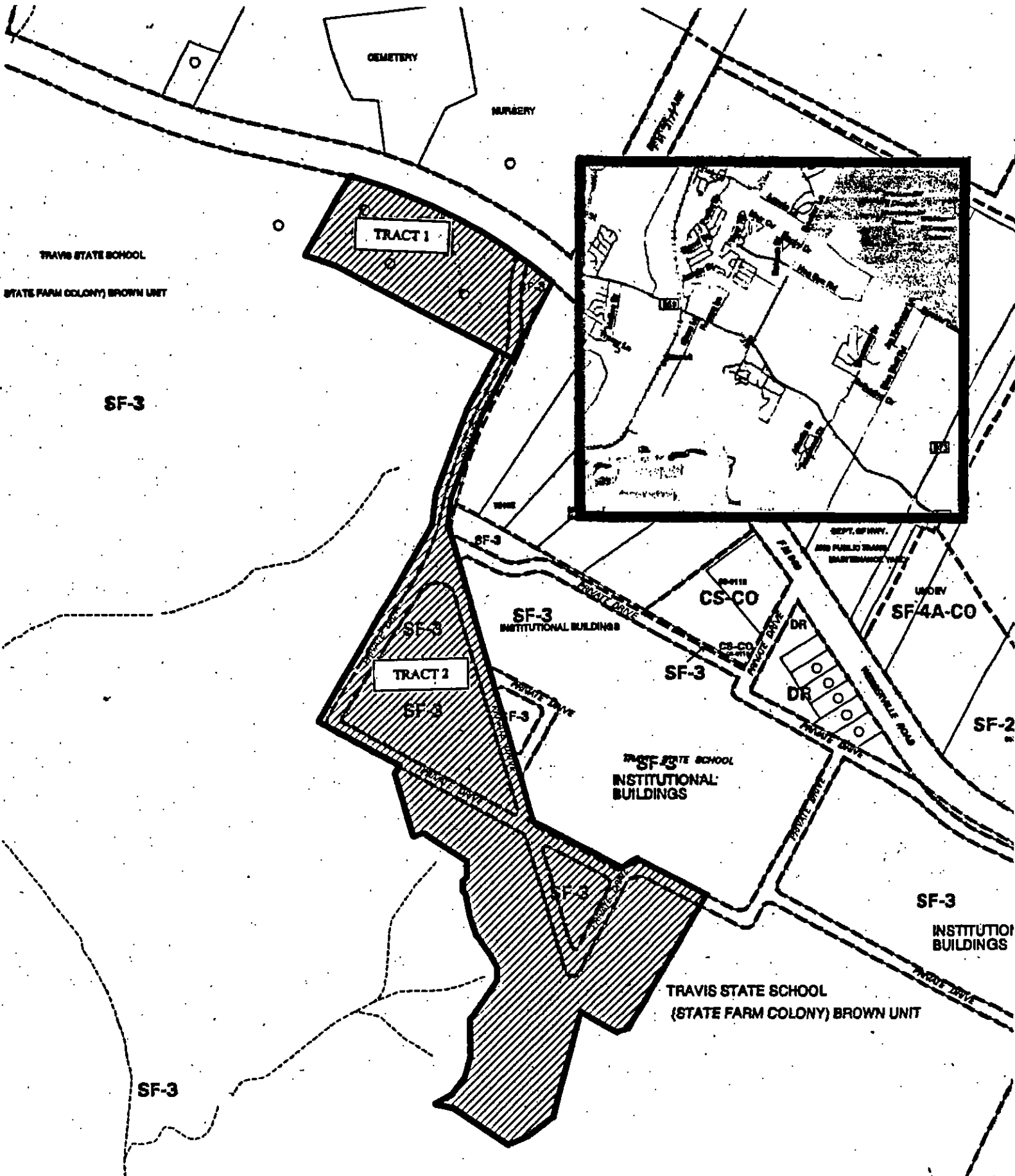
RELATED CASES:





City staff has determined that the 190.08 acres that comprises the Travis State School property is a legal tract (C8i-04-0363). There are no site plan cases on the subject property.

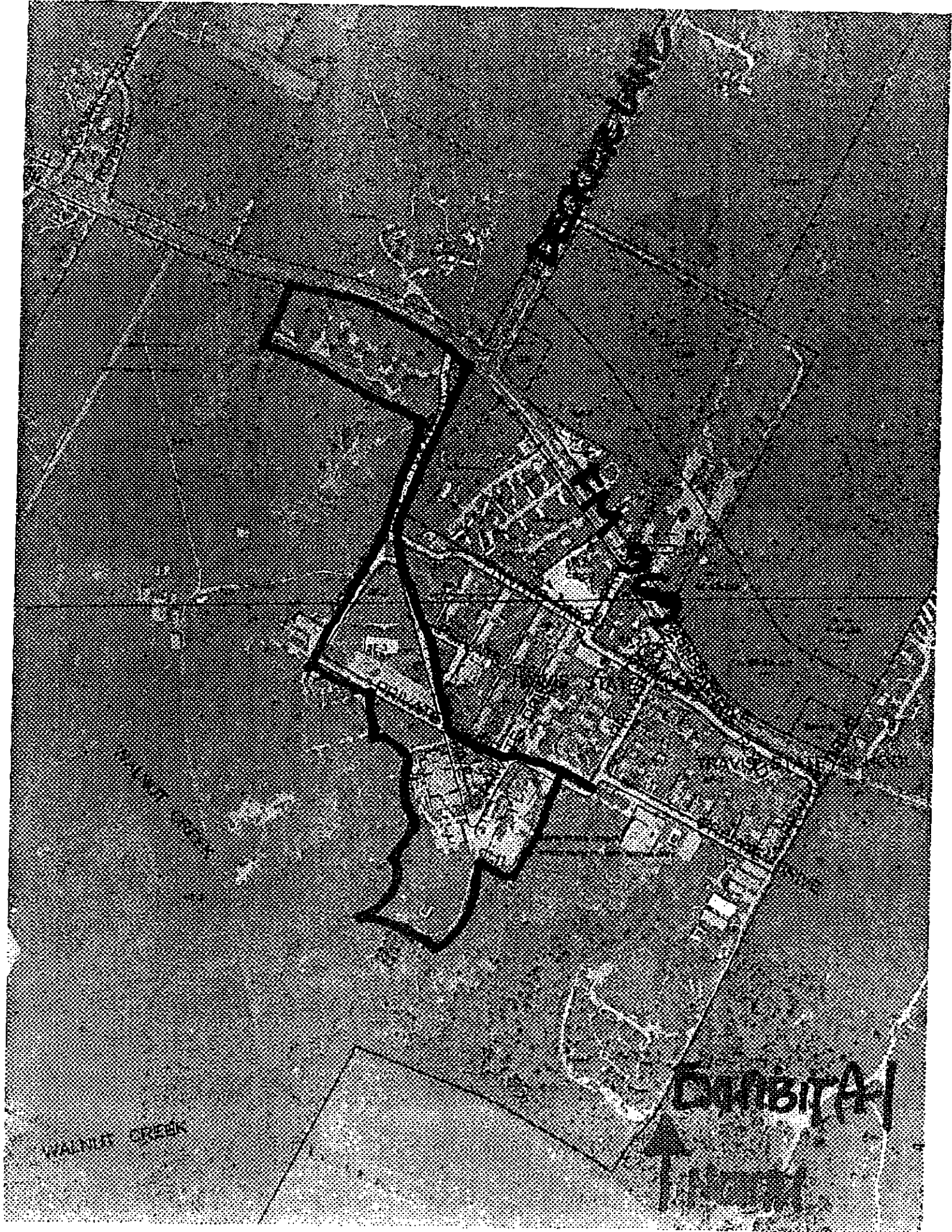
ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
FM 969	100 feet	70 feet	Arterial	No	Yes, available along FM 969	Bicycle Plan, Priority #1 bike route

CITY COUNCIL DATE: May 12, 2005**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us**PHONE:** 974-7719



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER P22	
	PENDING CASE 			CASE #: C14-05-0020
	ZONING BOUNDARY 			ADDRESS: 8509 FM 969 RD
	CASE MGR: W. WALSH			DATE: 05-04 INTLS: SM
SUBJECT AREA (acres): 25.238				



SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning for Tract One and general office – conditional overlay (GO-CO) combining district zoning for Tract Two. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing trip generation.

BACKGROUND

The subject rezoning area comprises a portion of the old Travis State School property, has access to FM 969 and is designated family residence (SF-3) district zoning. The remainder of Travis State School is served by private driveways and surrounds the rezoning area to the west, south and southeast (zoned SF-3). Directly east along the south side of FM 969, there is a manufactured home park, a construction sales and services business, and five single family residences (DR; CS-CO).

In the near-term, the applicant is seeking to convert some of the existing buildings to a child advocacy center and provide lease space to the City for Austin Police Department for offices and facilities. Commercial uses are also envisioned in the future, to be situated along FM 969. The applicant is in agreement with Staff to rezone the property in two tracts: a rectangular area adjacent to FM 969 is proposed for neighborhood commercial (LR) zoning (Tract One). Commercial zoning is appropriate along FM 969 and in proximity to its intersection with Decker Lane, both arterial roadways. The remainder of the rezoning area, which will contain the child advocacy center and Austin Police Department space is proposed for general office (GO) zoning. Office zoning and development is appropriate for the remainder of the tract which is presently served by private driveways.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Tract One: The LR, Neighborhood Commercial district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment."

Tract One takes access to FM 969, an arterial and is compatible with other commercial zoning granted on this roadway.

Tract Two: The GO, General Office, district is intended for offices and selected commercial uses predominantly serving community or City-wide needs.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Commercial zoning is appropriate along FM 969 and in proximity to its intersection with Decker Lane, both arterial roadways. The remainder of the rezoning area, which will contain the child advocacy center and Austin Police Department space is proposed for general office (GO) zoning. Office zoning and development is appropriate for the remainder of the tract which is presently served by private driveways.

EXISTING CONDITIONS

Site Characteristics

The property is developed with the Travis State School and slopes to the south.

Impervious Cover

The maximum impervious cover allowed by both the LR and GO zoning district would be 80%, which is a consistent figure between the zoning and watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek and Colorado Watershed of the Colorado River Basin, which are classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

Additional right-of-way will be required at the time of subdivision and/or site plan.

The trip generation under the requested zoning is estimated to be 20,559 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day over the existing trip generation. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements, offsite main extension, and system upgrades are necessary to serve the site, each lot, and land use. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve the site, each lot, and land use.

In order to obtain City water and wastewater utility service for the site, each lot, and land use, the landowner must obtain City approval of a Service Extension Request. For more information pertaining to the process and submittal requirements, contact Phillip Jaeger, Austin Water Utility, 625 East 10th Street, 5th Floor Waller Creek Center.

The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request.

The water and wastewater utility system serving the site, each lot, and land use must be in accordance with the City utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City.

The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.

Compatibility Standards

The site is subject to compatibility standards. Along the west, south and east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City

in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Operations Office at the Aviation Department at (512) 530-6563.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8509 FM 969 ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT FOR TRACT ONE AND GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-05-0020, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From family residence (SF-3) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

A 5.143 acre tract of land, more or less, out of the James Burleson Survey No. 19, Abstract No.4, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district.

A 20.095 acre tract of land, more or less, out of the Phillip McElroy Survey No. 18, Abstract No.16, and the James Burleson Survey No. 19, Abstract No.4, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 8509 FM 969 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

1 **PART 2. The Property within the boundaries of the conditional overlay combining district**
2 **established by this ordinance is subject to the following conditions:**

3
4 A site plan or building permit for the Property may not be approved, released, or
5 issued, if the completed development or uses of the Property, considered cumulatively with
6 all existing or previously authorized development and uses, generate traffic that exceeds
7 2,000 trips per day above the trips generated by the existing or approved development.

8
9 Except as specifically restricted under this ordinance, the Property may be developed and
10 used in accordance with the regulations established for the respective base districts and
11 other applicable requirements of the City Code.

12
13 **PART 3. This ordinance takes effect on _____, 2005.**

14
15
16 **PASSED AND APPROVED**

17
18
19
20 _____, 2005

21 Will Wynn
22 Mayor

23
24
25 **APPROVED:**

26 David Allan Smith
27 City Attorney

ATTEST:

Shirley A. Brown
City Clerk

EXHIBIT "A"

April 15, 2005
Job No. 96-145-m1

FIELD NOTES

BEING 5.143 ACRES OF LAND LOCATED IN THE JAMES BURLSON SURVEY NO.19, ABSTRACT NO.4, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 5.143 ACRES BEING A PORTION OF THAT CERTAIN 171.987 ACRE TRACT DESCRIBED BY DEED TO A & R VISION, INC., RECORDED AS Doc. No. 1999100560 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation Type I (concrete) monument found on the southerly right of way line of Farm to Market Road No. 969 (locally known as Martin L. King Boulevard) at the most northerly common corner of that certain 2.306 acre tract described by deed to Joe Allen, Jr., recorded in Volume 8295 at Page 430 of the Deed Records of Travis County, Texas, and said 171.987 acre tract for the most northeasterly corner hereof;

THENCE into and across the interior of said 171.987 acre tract, S 27°40'53" W, 237.35 feet to a point on the easterly edge of a 50 feet wide access easement described by deed recorded in Volume 12947 at Page 3792 of the Real Property Records of Travis County, Texas, for an angle point in the easterly line hereof;

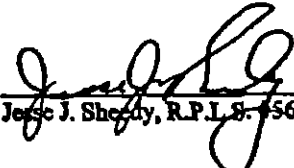
THENCE continuing into and across the interior of said 171.987 acre tract and along said easterly edge of access easement, S 28°00'40" W, 41.94 feet to the southeasterly corner hereof;

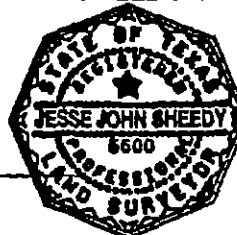
THENCE generally westerly and northerly, continuing into and across the interior of said 171.987 acre tract the following three (3) courses:

1. N 61°49'38" W, 637.21 feet to an angle point in the southwesterly line hereof;
2. N 70°19'38" W, 108.09 feet to the southwesterly corner hereof;
3. N 29°40'22" E, 287.77 feet to a point on the curving aforementioned southerly right of way line of Farm to Market Road No. 969 for the northwesterly corner hereof;

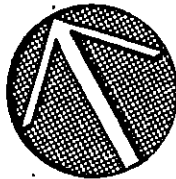
THENCE southeasterly 740.21 feet along the arc of said curve to the right, having a radius of 1712.95 feet, a central angle of 24°45'32" and a chord which bears S 62°25'11" E, 734.46 feet the POINT OF BEGINNING for the end of this description which contains 5.143 acres of land, more or less.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Jesse J. Sheedy, R.P.L.S. 5600



(The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone (NAD 1927) based upon City of Austin Electric Department Monument No. EUD-408.)

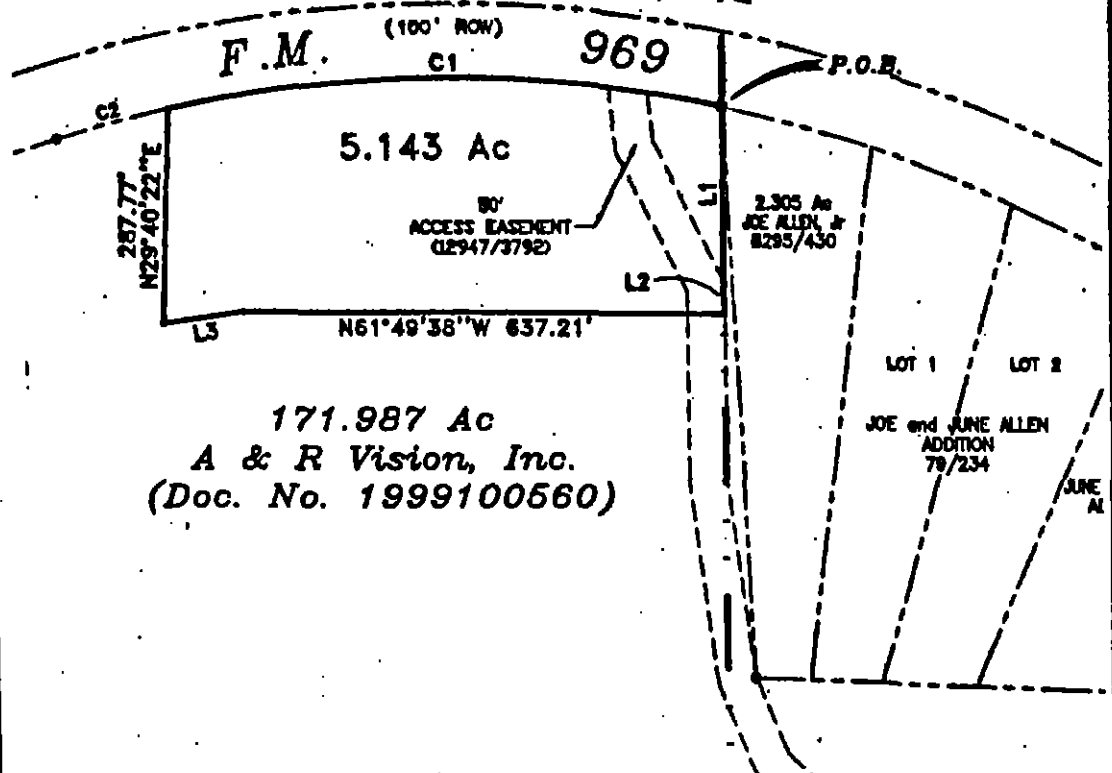


SCALE: 1"=200'

JAMES BURLERSON SUR. No. 19 ABS. 4
PHILIP BURLERSON SUR. No. 19 ABS. 19

LEGEND

Q.M.	CONTROL MONUMENT
IRON ROD FOUND	
1/2" IRON ROD w/ PLASTIC CAP	
STAMPED SURVEY SET	
CONCRETE MONUMENT FOUND	
W.P. FOUND	
WAL. FOUND	
SALICATED POINT	
WOOD FENCE	
WIRE FENCE	
CHAIN LINK FENCE	
PUBLIC UTILITY EMT	
BRANCH EMT	
BUILDING LINE	
POWER POLE	
DOWNHEAD BLUE LINE	
BUY ANCHOR	
SECOND BALL	



CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD	ARC
C1	24°45'32"	1712.95	S82°28'11"E	734.48	740.21
C2	08°09'13"	1712.95	N77°22'34"W	154.02	154.07

LINE TABLE

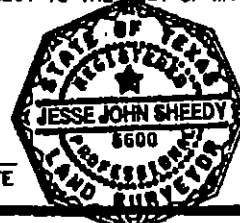
NUMBER	DIRECTION	DISTANCE
L1	S27°40'53"W	237.35'
L2	S28°00'40"W	41.94'
L3	N70°19'38"W	108.09'

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Jesse J. Sheedy
JESSE J. SHEEDY, R.P.L.S. No. 5600

04/15/05

DATE



McAngus Surveying
Company, Inc.

1101 HWY. 360 SOUTH, H-100
AUSTIN, TEXAS 78748
(512) 328-9302

SKETCH TO ACCOMPANY EXHIBIT 'A'

LEGAL DESCRIPTION OF 5.143 ACRES OF LAND LOCATED IN THE
JAMES BURLERSON SUR. No. 19, ABS No. 4
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

JOB NO. 96-145-ZN1 FIELD BOOK

FIELD NOTES

BEING 20.095 ACRES OF LAND LOCATED IN THE PHILLIP McELROY SURVEY NO.18, ABSTRACT NO.16 AND THE JAMES BURLERSON SURVEY NO.19, ABSTRACT NO.4, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 20.095 ACRES BEING A PORTION OF THAT CERTAIN 171.987 ACRE TRACT DESCRIBED BY DEED TO A & R VISION, INC., RECORDED AS Doc. No. 1999100560 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.095 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation Type I (concrete) monument found on the southerly right of way line of Farm to Market Road No. 969 (locally known as Martin L. King Boulevard) at the most northerly common corner of that certain 2.306 acre tract described by deed to Joe Allen, Jr., recorded in Volume 8295 at Page 430 of the Deed Records of Travis County, Texas, and said 171.987 acre tract for the most north easterly corner hereof;

THENCE into and across the interior of said 171.987 acre tract, S 27°40'53" W, 237.35 feet to a point on the easterly edge of a 50 feet wide access easement described by deed recorded in Volume 12947 at Page 3792 of the Real Property Records of Travis County, Texas;

THENCE continuing into and across the interior of said 171.987 acre tract and along said easterly edge of access easement, S 28°00'40" W, 41.94 feet to the POINT OF BEGINNING of this description and the northeasterly corner hereof;

THENCE generally southerly, continuing into and across the interior of said 171.987 acre tract and along said easterly edge of access easement the following three (3) courses:

1. S 28°00'40" W, 254.05 feet to an angle point in the easterly line hereof;
2. S 20°25'37" W, 275.95 feet to an angle point in the easterly line hereof;
3. S 06°39'54" W, at 3.02 feet pass a 1/2-inch iron rod found at the most southerly common corner of the aforementioned 2.306 acre tract and said 171.987 acre tract, in all a total distance of 98.85 feet to an angle point in the easterly line hereof;

THENCE generally southeasterly continuing into and across the interior of said 171.987 acre tract the following three (3) courses:

1. S 58°57'37" E, 8.15 feet to an angle point in the easterly line hereof;
2. S 15°57'37" E, 977.75 feet to an angle point in the easterly line hereof;
3. S 74°02'23" W, 10.00 feet to the northerly edge of said access easement for an angle point in the easterly line hereof;

THENCE along the northerly edge of said access easement S 61°43'58" E, 338.49 feet to an angle point in the northerly line hereof;

THENCE generally northeasterly, southeasterly, southwesterly and northwesterly continuing into and across the interior of said 171.987 acre tract the following five (5) courses:

1. N 57°59'09" E, 54.83 feet to an angle point in the northeasterly line hereof;
2. S 62°00'51" E, 251.72 feet to an angle point in the northeasterly line hereof;
3. S 29°59'09" W, 497.86 feet to an angle point in the southeasterly line hereof;
4. S 73°59'09" W, 36.79 feet to an angle point in the southeasterly line hereof;

5. N 62°00'51" W, 130.60 feet to the southeasterly edge of said access easement for an angle point in the southeasterly line hereof;

THENCE generally southwesterly continuing into and across the interior of said 171.987 acre tract and along said southeasterly edge of access easement the following three (3) courses:

1. S 14°59'09" W, 350.14 feet to an angle point in the southeasterly line hereof;
2. S 52°50'48" W, 101.15 feet to an angle point in the southeasterly line hereof;
3. S 67°52'03" W, 69.58 feet to a 1/2-inch iron rod found on the northeasterly line of that certain 3.163 acre State Farm Colony Cemetery tract described by deed recorded in Volume 493 at Page 289 of the Deed Records of Travis County, Texas, for an angle point in the southwesterly line hereof;

THENCE generally northwesterly along said northeasterly line of the State Farm Colony Cemetery tract the following two (2) courses:

1. N 56°27'48" W, 215.00 feet to a 1/2-inch iron rod found for an angle point in the southwesterly line hereof;
2. N 76°39'42" W, 57.93 feet to a 1/2-inch iron rod found for an angle point in the southwesterly line hereof;

THENCE generally northerly continuing into and across the interior of said 171.987 acre tract the following twenty (20) courses:

1. N 61°40'22" E, 61.00 feet to an angle point in the westerly line hereof;
2. N 36°40'22" E, 68.00 feet to an angle point in the westerly line hereof;
3. N 16°40'22" E, 68.00 feet to an angle point in the westerly line hereof;
4. N 00°19'38" W, 125.00 feet to an angle point in the westerly line hereof;
5. N 34°40'22" E, 150.00 feet to an angle point in the westerly line hereof;
6. N 01°40'22" E, 43.00 feet to an angle point in the westerly line hereof;
7. N 28°19'38" W, 42.00 feet to an angle point in the westerly line hereof;
8. N 35°19'38" W, 85.00 feet to an angle point in the westerly line hereof;
9. N 18°19'38" W, 70.00 feet to an angle point in the westerly line hereof;
10. N 10°19'38" W, 66.03 feet to an angle point in the westerly line hereof;
11. N 45°19'38" W, 13.54 feet to an angle point in the westerly line hereof;
12. N 00°19'38" W, 30.00 feet to an angle point in the westerly line hereof;
13. N 44°40'22" E, 20.00 feet to an angle point in the westerly line hereof;
14. N 00°19'38" W, 53.26 feet to an angle point in the westerly line hereof;
15. N 55°19'38" W, 167.72 feet to an angle point in the westerly line hereof;
16. S 73°40'22" W, 35.36 feet to an angle point in the westerly line hereof;
17. N 16°19'38" W, 211.11 feet to an angle point in the westerly line hereof;

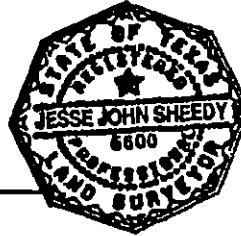
18. N 28°40'22" E, 31.52 feet to an angle point in the westerly line hereof;
19. N 61°19'38" W, 296.14 feet to an angle point in the westerly line hereof;
20. N 29°40'22" E, 734.71 feet to the northwesterly edge of the aforementioned access easement for an angle point in the northwesterly line hereof;

THENCE generally northeasterly continuing into and across the interior of said 171.987 acre tract and along said westerly edge of access easement the following four (4) courses:

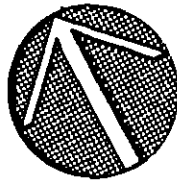
1. N 06°39'54" E, 99.62 feet to an angle point in the northwesterly line hereof;
2. N 20°25'37" E, 285.30 feet to an angle point in the northwesterly line hereof;
3. N 28°00'40" E, 215.56 feet to the northwesterly corner hereof;
4. S 61°49'38" E, 50.00 feet the POINT OF BEGINNING for the end of this description which contains 20.095 acres of land, more or less.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Jesse J. Sheedy, R.P.L.S. #5600



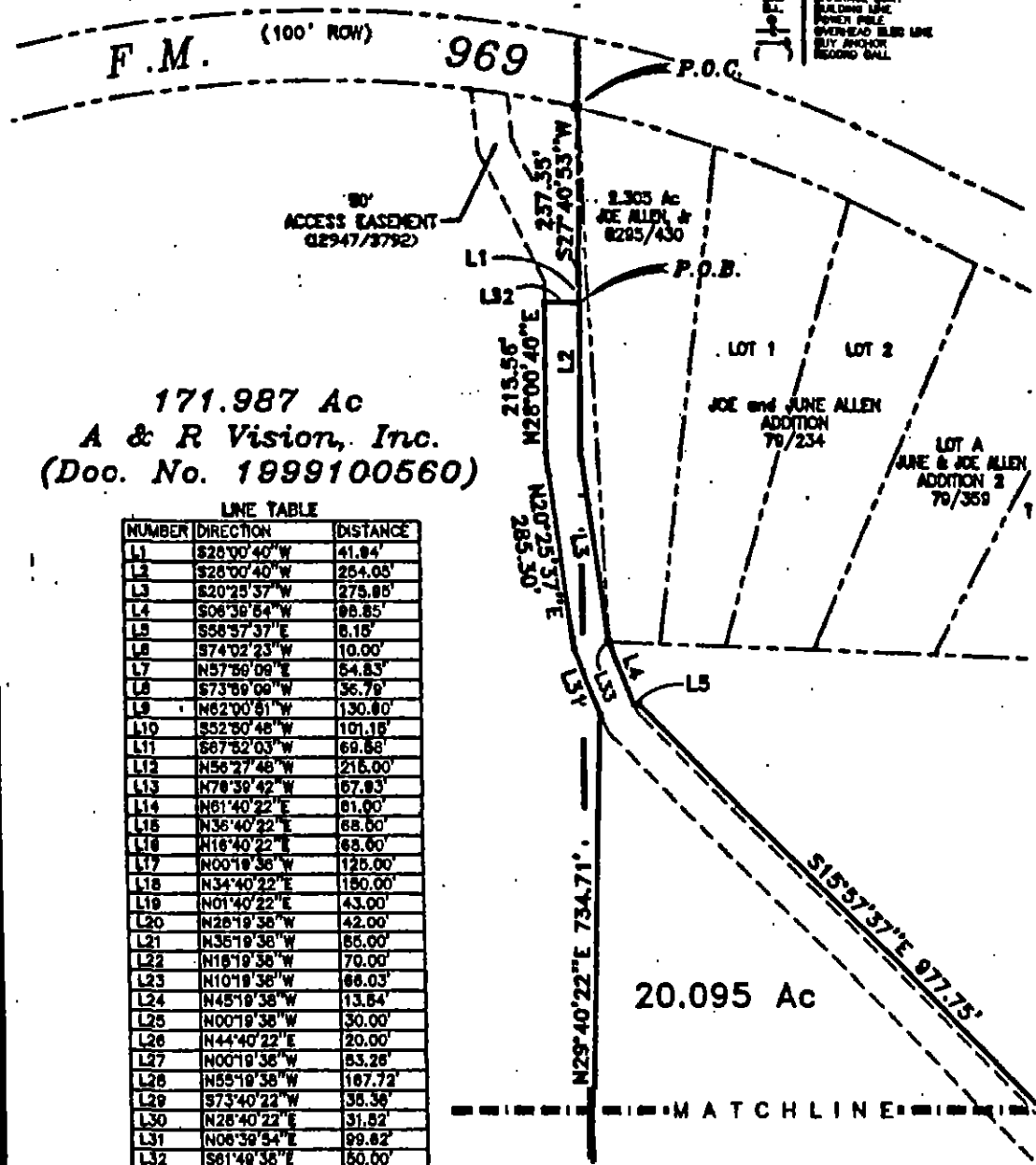
(The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone (NAD 1927) based upon City of Austin Electric Department Monument No. EUD-408.)



SCALE: 1"=200'

LEGEND

CONTR. MONUMENT	IRON ROD FOUND
1/2" IRON ROD w/ PLASTIC CAP	STAMPED "McANGUS SURVEY SET"
CONCRETE MONUMENT FOUND	PIPE FOUND
RAIL FOUND	SCALLOPED PRINT
WOOD FENCE	WIRE FENCE
CHAIN LINK FENCE	PUBLIC UTILITY EMBL
BARBED WIRE	BUILDING LINE
POWER POLE	OVERHEAD BLUE LINE
BUY ORDER	RECORD CALL

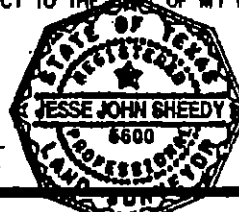


LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S28°00'40"W	41.84'
L2	S28°00'40"W	254.05'
L3	S20°25'37"W	275.88'
L4	S08°38'54"W	98.85'
L5	S58°37'37"E	8.18'
L6	S74°02'23"W	10.00'
L7	N57°58'09"E	54.83'
L8	S73°59'09"W	56.79'
L9	N62°00'51"W	130.80'
L10	S52°50'48"W	101.18'
L11	S67°52'03"W	69.68'
L12	N56°27'48"W	215.00'
L13	N78°38'42"W	67.83'
L14	N61°40'22"E	81.00'
L15	N36°40'22"E	68.60'
L16	N18°40'22"E	68.60'
L17	N00°19'38"W	125.00'
L18	N34°40'22"E	180.00'
L19	N01°40'22"E	43.00'
L20	N28°19'38"W	42.00'
L21	N36°19'38"W	85.00'
L22	N18°19'38"W	70.00'
L23	N10°19'38"W	68.03'
L24	N45°19'38"W	13.84'
L25	N00°19'38"W	30.00'
L26	N44°40'22"E	20.00'
L27	N00°19'38"W	83.28'
L28	N55°19'38"W	187.72'
L29	S73°40'22"W	38.38'
L30	N28°40'22"E	31.82'
L31	N08°39'54"E	99.82'
L32	S81°49'38"E	50.00'
L33	S08°39'54"W	3.02'

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Jesse J. Sheedy 04/15/05
JESSE J. SHEEDY, R.P.L.S. No. 5600 DATE



McAngus Surveying
Company, Inc.

1101 HWY. 380 SOUTH, H-100
AUSTIN, TEXAS 78748
(512) 328-9302

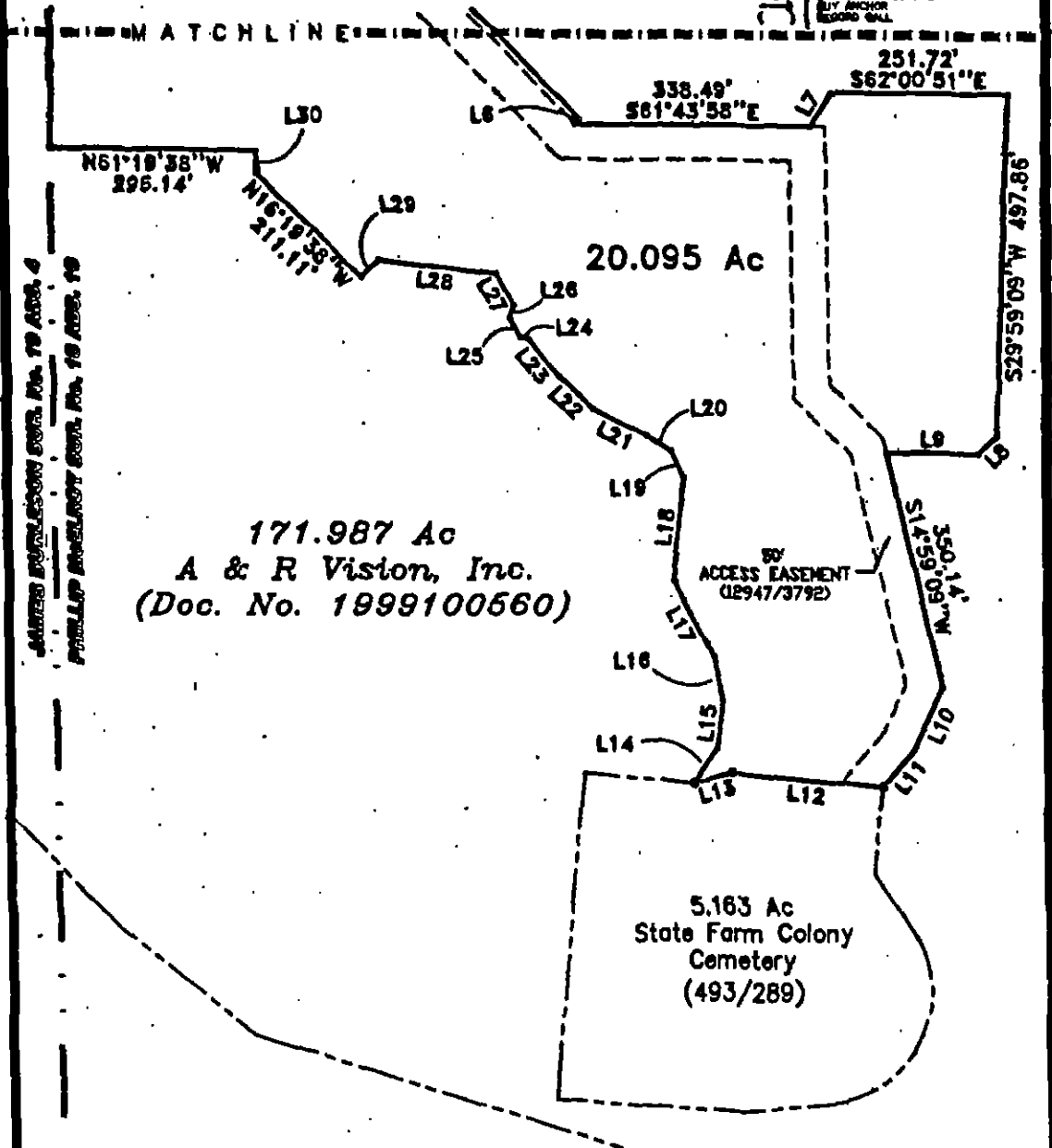
SKETCH TO ACCOMPANY EXHIBIT 19

LEGAL DESCRIPTION 20.095 ACRES OF LAND LOCATED IN THE
JAMES BURLESON SURVEY No. 19, ABSTRACT No. 4 AND
THE PHILLIP McELROY SURVEY No. 1B, ABSTRACT No. 1B
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

JOB NO. 98-145-ZN1 SHEET 1 OF 2

SCALE: 1"=200'

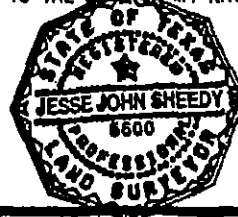
LEGEND	
□	CONTROL MONUMENT
●	IRON ROD FOUND
○	1/2" x 1/2" ROD / PLATING S&P
○	CONCRETE MONUMENT FOUND SET
○	CONCRETE MONUMENT FOUND
○	1/4" x 1/4" FOUND
○	1/4" x 1/4" FOUND
○	MISCELLANEOUS
○	WOOD FENCE
○	WOOD FENCE
○	WAIN LINE FENCE
○	PAVING UTILITY GENT
○	UNPAVED GENT
○	BUILDING LINE
○	POWER POLE
○	OVERHEAD GLEED WIRE
○	STEEL ANCHOR
○	GLYDOR GALL



I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JESSE J. SHELDY, R.P.L.S. No. 5600

04/15/00
DATE



*McAngus Surveying
Company, Inc.*

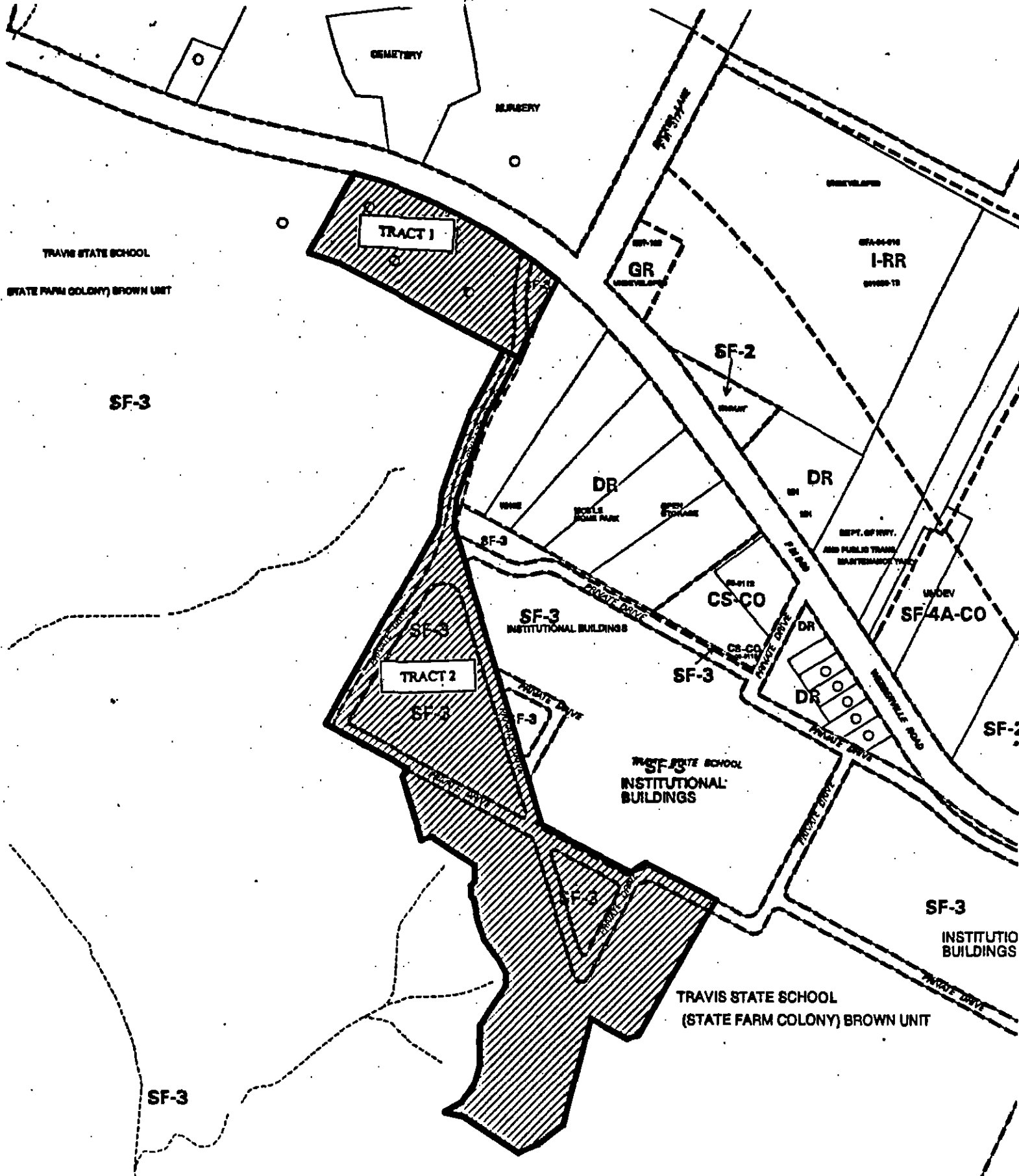
1101 HWY. 360 SOUTH, H-100
AUSTIN, TEXAS 78746
(512) 328-9302

SKETCH TO ACCOMPANY EXHIBIT B

LEGAL DESCRIPTION 20.095 ACRES OF LAND LOCATED IN THE
JAMES BURLSON SURVEY No. 19, ABSTRACT No. 4 AND
THE PHILLIP McELROY SURVEY No. 18, ABSTRACT No. 18
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

JOB NO. 98-145-ZN1

SHEET 2 OF 2



	SUBJECT TRACT		ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER P22
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0020 ADDRESS: 8509 FM 869 RD SUBJECT AREA (acres): 25.238	DATE: 05-04 INTLS: SM	
	CASE MGR: W. WALSH				